



OK
T

FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

**Squires Hill, Ballyutoag Road, Upper Hightown Road
and Crumlin Road, Belfast, BT14 8SA**

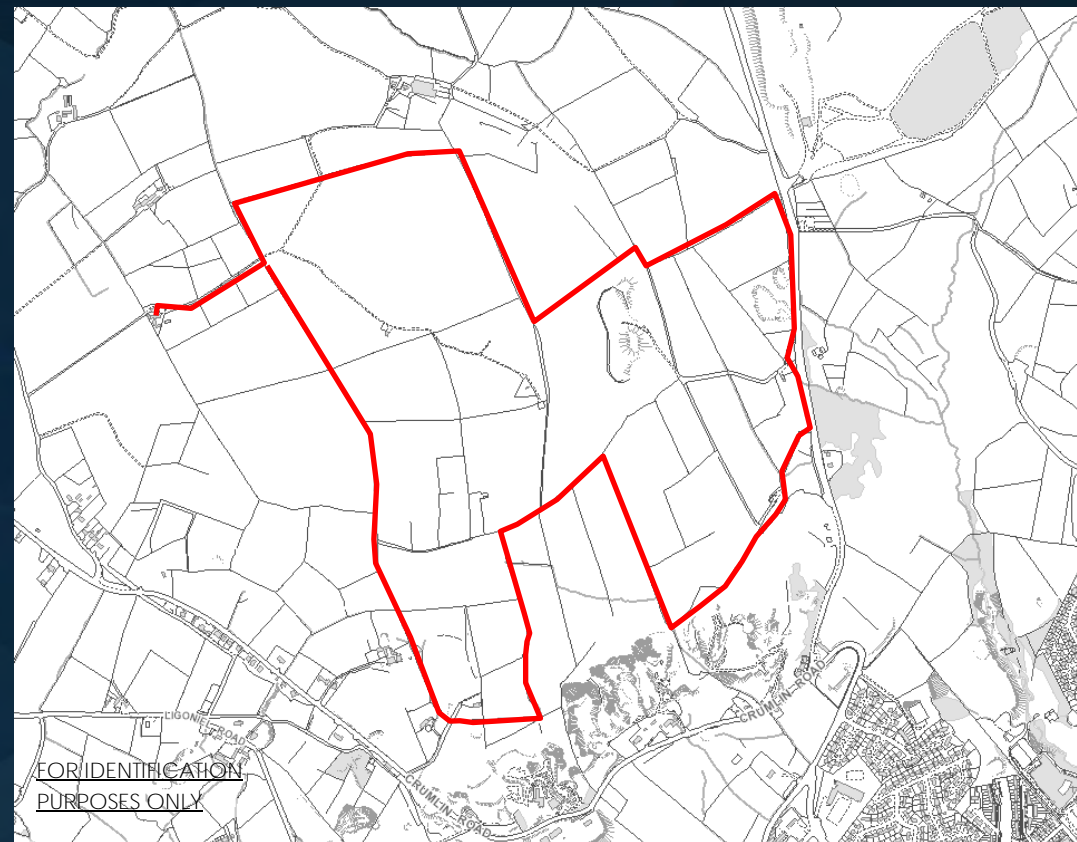
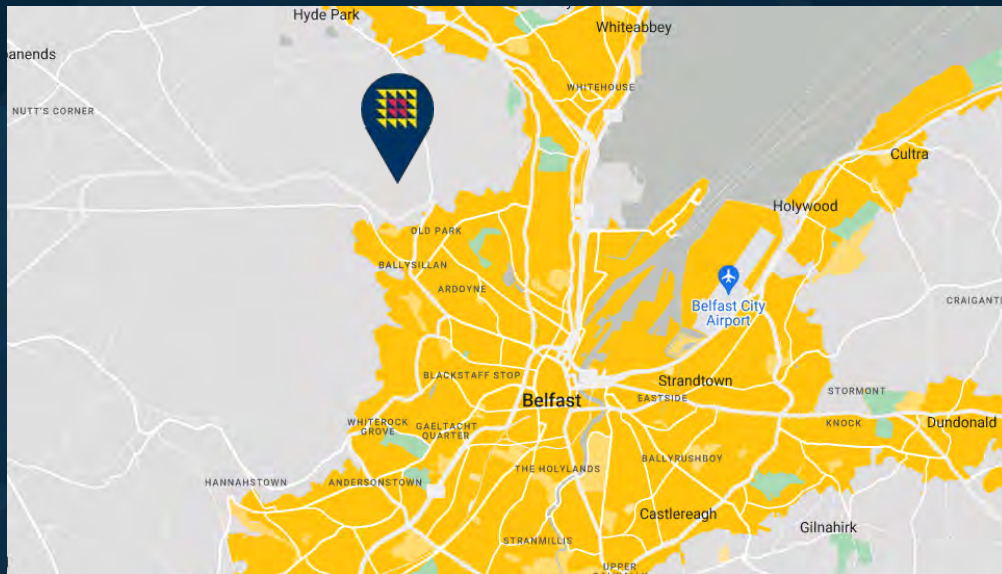
Income producing agricultural holding c.233 acres

LOCATION

The subject lands are located c. 3.5 miles from Belfast and c. 3 miles from Mallusk.

Located between Divis Mountain and Cave Hill the lands benefit from frontage onto Upper Hightown Road. The lands can also be accessed via laneways off Ballyutoag Road and Crumlin Road.

The surrounding area is predominantly in agricultural use, with a number of quarry operators in the surrounding area.



DESCRIPTION

The lands extend to c. 233 acres across 18 no. fields.

The majority of the lands form the peak known as Squires Hill, which at its highest point is c. 368m above sea level with views over the city. The lower fields are better quality grassland.

The lands would be suitable for a range of uses subject to obtaining the necessary planning consents.

There are 2 former quarry sites within the lands, we have not carried out any enquiries as to the potential for further quarrying on the lands. Interested parties should conduct their own due diligence.

The agricultural holding generates an annual income, further details available from the selling agents



SITE / FIELD AREA

Field No.	Area (Acres)	Area (Hectares)
1	2.3	0.92
2A	3.7	1.48
3	8.3	3.34
7	6.3	2.56
8	7.9	3.20
9	4.0	1.62
10	14.1	5.69
15	11.5	4.64
16A	4.8	1.94
17	8.2	3.32
18	7.0	2.82
20	8.1	3.28
21	11.1	4.50
22	28.7	11.63
25	29.4	11.88
26F	54.5	22.06
26G	12.4	5.03
26H	10.8	4.37
TOTAL AREA	233.1 Acres	94.28 Hectares



SALES DETAILS

PRICE: Inviting offers in excess of £1,000,000

TITLE: Assumed freehold

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

C. 4598

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**OK
T**